

FOR SALE

10.46 Acres MOL

Recreation Land

With Camphouse

Buffalo, Leon County, TX 75831

\$125,000

For investment offering go to: www.texasfarmandranchrealty.com



—“Stewards of Land”—
A DBA of Dube’s Commercial, Inc. TREC# 484723

Morgan Tindle (Agent)

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Bob Dube (Broker)

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Property Highlights

Location – 14766 FM 831 Buffalo, Leon County, TX. From Interstate I-45 exit Buffalo/ Hwy 79 Northwest. Travel on Hwy 79 for one mile. Turn right onto Hwy 75 South for 4.97 miles. Turn left onto FM 831 towards Flo. Travel for 7.95 miles the property is on the right. Look for the Texas Farm and Ranch Realty sign. Located just an hour and a half from Waco, approximately 2 hours from Fort Worth, Texas, 1 hour 45 minutes from Austin and 2 hours from Houston.

Improvements – Built in 2013 (LCAD) consisting of 1054 sq ft (LCAD) two bedrooms and one bath, with hunting lodge theme throughout the house. The house is spray foam insulated throughout keeping it energy efficient. The location of the property draws in white tailed deer, turkey and wild hogs for hunting. The tank is stocked with fish and is a community pond between the adjoining neighbors. The property would make a great hunting cabin or weekend getaway.

Water – Flo Community Water services the area and there is one water meter on the property. There is one stock tank on the property as well as a wet weather creek.

Electricity –Houston County Electric Co-Op and there is one electric meter on the property.

Soil – There are various soil types on the property. Please refer to the USDA Soil Map located in this brochure for soil types.

Minerals – Seller is conveying all owned minerals.

Topography – The land is gently rolling with level areas.

Current Use – Privately owned and is used for hunting, fishing and residence.

Ground Cover – Property is heavily wooded with native grasses throughout.

Easements – An abstract of title will need to be performed to determine all easements that may exist. Easements known are for utility.

Showings - By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at all showings to participate in any co-brokerage commissions.

Presented At - \$125,000- \$11,950 an acre



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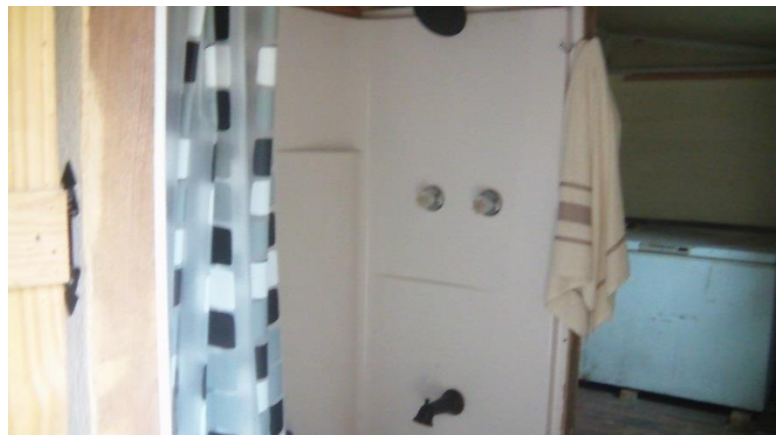
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Property Pictures



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Property Pictures



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Property Aerial View



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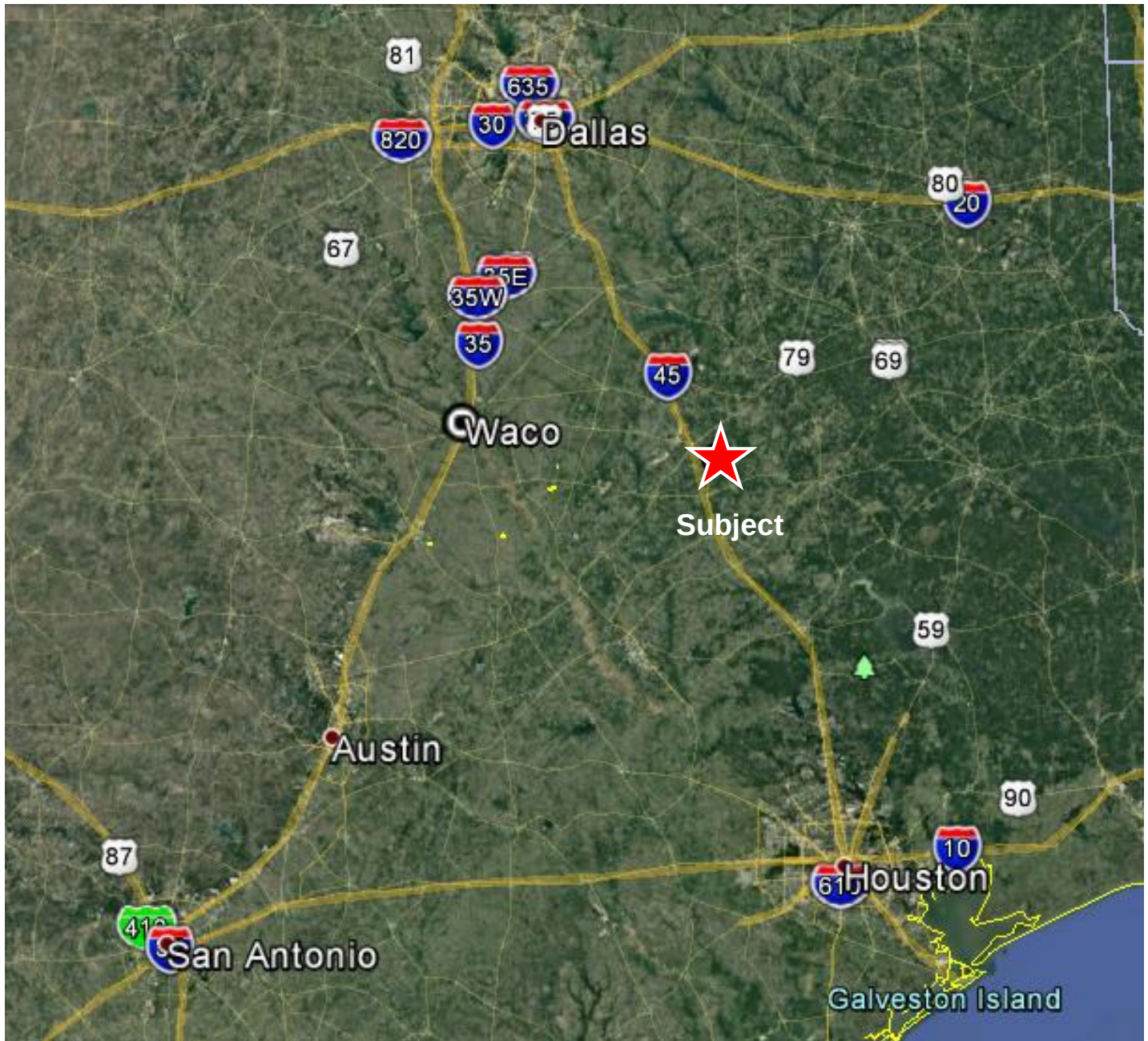
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**Property Location Relative to
DFW, Austin and Houston**



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Aerial of Water Well Nearest Property



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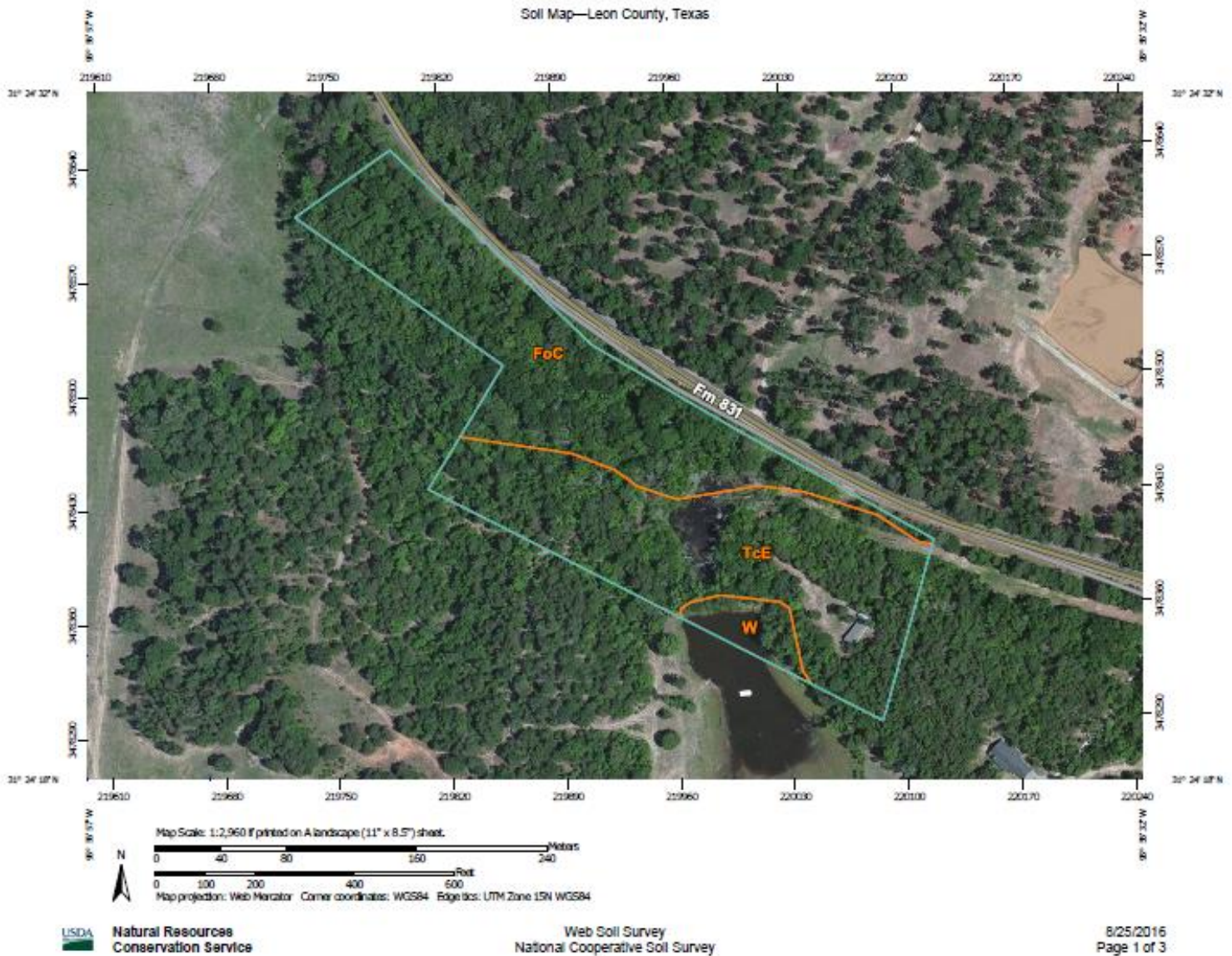
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Soil Map Aerial



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Soil Type Legend

Leon County, Texas (TX289)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FoC	Flo loamy fine sand, 1 to 8 percent slopes	5.0	46.0%
TcE	Tenaha-Cuthbert complex, 8 to 20 percent slopes	5.4	49.3%
W	Water	0.5	4.7%
Totals for Area of Interest		10.9	100.0%



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Soil Type – FoC

FoC—Flo loamy fine sand, 1 to 8 percent slopes.

This soil is deep, gently sloping to strongly sloping, and somewhat excessively drained. It is on broad ridges and side slopes on uplands. The areas of this soil are irregular to oblong in shape and range from 5 to 265 acres.

Typically, the surface layer is medium acid, brown loamy fine sand about 6 inches thick. The subsurface layer to a depth of 17 inches is strongly acid, very pale brown loamy fine sand. The subsoil to a depth of 36 inches is very strongly acid, yellowish brown loamy fine sand. To a depth of 84 inches, the soil is very strongly acid loamy fine sand that has strong brown and yellowish red fine sandy loam lamellae. The upper part of this layer is light brown, and the lower part is pink.

Permeability is rapid, and the available water capacity is low. Runoff is slow. Soil blowing is a hazard in bare areas and at construction sites. Water erosion is a slight hazard.

Included with this soil in mapping are areas of Larue, Pickton, Tonkawa, and Wolfpen soils. Larue, Pickton, and Wolfpen soils are slightly higher on broad ridges and side slopes than Flo soil. Tonkawa soils are in positions similar to those of the Flo soil and in broad, flat areas. Also included is a soil similar to the Flo soil except the surface layer is fine sand. The included soils make up less than 15 percent of the map unit.

This Flo soil is used mainly as woodland. It is moderately suited to pine and hardwood trees. The dominant trees are loblolly pine, shortleaf pine, post oak, and southern red oak. The main limitation for woodland use is low available water capacity and droughtiness. In woodland areas, the low available water capacity and droughtiness limit the production of understory plants that can be grazed by livestock and game animals. Major understory plants are pinehill bluestem, splitbeard bluestem, pineywoods dropseed, slender indiagrass, purple lovegrass, longleaf uniola, and American beautyberry.

This soil is also used as pasture or hayland. Improved bermudagrass and weeping lovegrass are the main forage. The main limitations for use as pasture or hayland are droughtiness and low available water capacity. Pastures require light applications of fertilizer and lime at frequent intervals for high production. Legumes, such as vetch and singletary peas, overseeded into the grass, prolong the grazing season and improve the soil.

This soil is poorly suited to cropland because of droughtiness and low available water capacity.

This soil is well suited to roads, streets, and buildings. Seepage is a limitation for sanitary facilities.

This Flo soil is in capability subclass IIIs. The woodland ordination symbol is 8S.



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Soil Type – TcE

TcE—Tenaha-Cuthbert complex, 8 to 20 percent slopes. This complex consists of soils that are deep, strongly sloping to moderately steep, and well drained.

These soils are on broad hills and side slopes above drainageways on uplands. The Tenaha soil is mostly in the mid slope and lower slope positions, and the Cuthbert soil is mostly on the upper side slopes and crests. Slopes range from 5 to 20 percent. The areas of this soil are mainly long and narrow and range from 10 to 1,940 acres.

The complex is 45 percent Tenaha soil, 35 percent Cuthbert soil, and about 20 percent other soils.

Typically, the Tenaha soil has a medium acid, dark brown loamy fine sand surface layer about 5 inches thick. The subsurface layer to a depth of 36 inches is medium acid, brown loamy fine sand. The subsoil to a depth of 57 inches is strongly acid sandy clay loam. It is yellowish red in the upper part and strong brown in the lower part. The substratum to a depth of 72 inches is very strongly acid, reddish yellow sandy loam textured sandstone.

Typically, the Cuthbert soil has a medium acid fine sandy loam surface layer about 9 inches thick. It is dark brown in the upper part and brown in the lower part. The subsoil to a depth of 32 inches is very strongly acid, red clay. The substratum to a depth of 60 inches is very strongly acid, stratified, red and yellow shale and weakly cemented sandstone.

The Tenaha soil has slow runoff and is moderately permeable. The Cuthbert soil has medium to rapid runoff and is moderately slowly permeable. The available water capacity is moderate for these soils. Water erosion is a severe hazard.

Included with this complex in mapping are Pickton and Wolfpen soils. These soils are on toe slopes and tops of the crests.

The Tenaha and Cuthbert soils in this complex are used mainly as pasture or hayland. Improved bermudagrass and weeping lovegrass are the main forage. The main limitations are steepness of slope, the hazard of erosion, and droughtiness. Pastures require light applications of fertilizer and lime at frequent intervals for high production. Legumes, such as vetch, crimson clover, and singletary peas, overseeded into the grass, prolong the grazing season and improve the soil.

These soils are also used as woodland. They are moderately suited to pine and hardwood trees. Shortleaf pine, loblolly pine, southern red oak, and post oak are dominant. The sandy surface layer of the Tenaha soil and the clayey subsoil of the Cuthbert soil are the main limitations for woodland use. Droughtiness, steepness of slope, and the hazard of erosion are also concerns in management. Steepness of slope, hazard of erosion, droughtiness, plant competition, and a rapid increase in the tree canopy limit the production of understory plants. Major understory plants are longleaf uniola, pinehill bluestem, splitbeard bluestem, pineywoods dropseed, yaupon, and greenbrier.

These soils are not suited to use as cropland because of steepness of slope and the severe hazard of erosion.

Steepness of slope is a limitation for buildings, roads, streets, and sanitary facilities. Shrinking and swelling of the soil and the moderately slow permeability restrict the use of the Cuthbert soil. Low strength is an additional limitation for roads and streets.

The Tenaha and Cuthbert soils are in capability subclass VIe. The woodland ordination symbol is 8S for the Tenaha soil and 8C for the Cuthbert soil.



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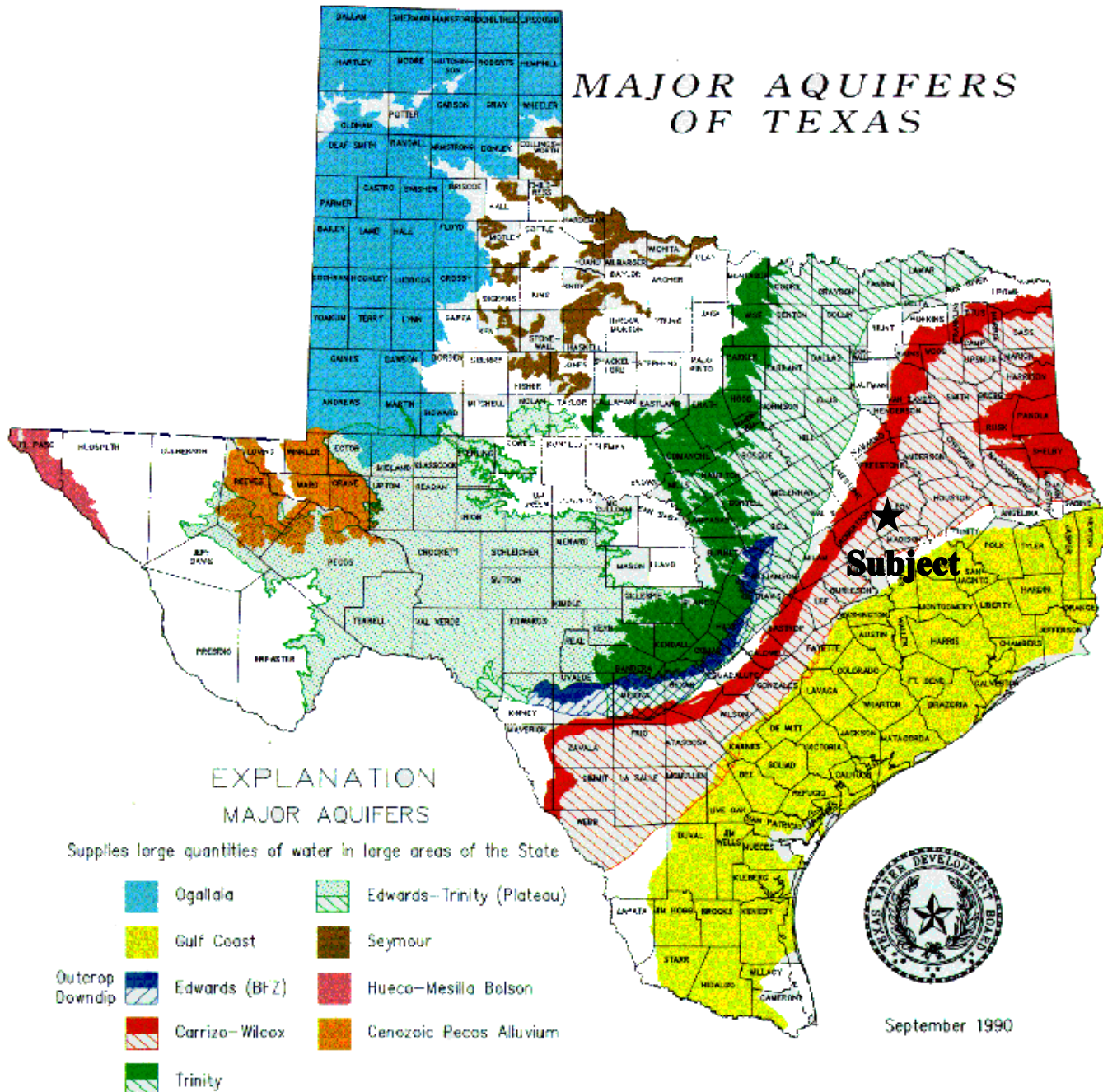
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Property Location to Major Aquifers of Texas



TEXAS
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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Buyers who are represented by an agent/broker must have their agent/broker actively involved and present at all showings to participate in any co-broker commissions.

<u>Dube's Commercial, Inc.</u>	<u>484723</u>	<u>bob@dubescmercial.com</u>	<u>(512) 671-8008</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubescmercial.com</u>	<u>(512) 671-8008</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Morgan Tindle</u>	<u>644820</u>	<u>morgan@texasfarmandranchrealt</u>	<u>(254) 803-5263</u>
Sales Agent/Associate's Name	License No.	y.com Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

ABS 1-0

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Info about Bro

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